

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting

October 5, 2009

Members Present-

Brad Cornelius-Chairperson/Planning Manager, Aimee Webb-Vice-Chairperson/Development Coordinator, Dale Parrett-Public Works, Rolland Shrewsbury-Environmental Health, and Sandy Cassels-Secretary.

The meeting convened at 2:00 p.m.

Mrs. Webb made a motion to approve the minutes from the September 14, 2009, DRC meeting. Mr. Parrett seconded the motion, and the motion carried.

Old Business:

Village Park Center – Major Development – RPUD Master Plan Preliminary & Engineering Plan Review

Property Location: C-466, west of Glen Hallow Farms/The Villages

The representative for the applicant was not present. Mr. Cornelius recommended this project be tabled until the end of the meeting.

Mr. Parrett made a motion to table this project until the end of the meeting. Mrs. Webb seconded the motion, and the motion carried.

New Business:

Altamonte Villas – Major Development – Final Plat Approval

Property Location: South of St. Charles Place, accessed through Unit 158/The Villages

Sandy Duchart, Farner-Barley and Associates, Inc., representative for the applicant, was present and requested final plat approval for a 74-unit subdivision.

Mrs. Webb stated the Planning Department's, Clerk's, and Surveyor's comments were standard comments. Mrs. Webb, Mr. Shrewsbury, and Mr. Parrett had no additional comments.

Mr. Shrewsbury made a motion to recommend approval of the final plat subject to all comments being addressed and the mylar being submitted. Mr. Parrett seconded the motion, and the motion carried.

Amberjack Villas – Major Development – Final Plat Approval

Property Location: accessed from St. Charles Place, between Unit 163 & Unit 165/The Villages

Sandy Duchart, Farner-Barley and Associates, Inc., representative for the applicant, was present and requested final plat approval for a 70-unit subdivision.

Mrs. Webb stated the Planning Department's, Clerk's, and Surveyor's comments were standard comments. Mrs. Webb, Mr. Shrewsbury, and Mr. Parrett had no additional comments.

Mr. Shrewsbury made a motion to recommend approval of the final plat subject to all comments being addressed and the mylar being submitted. Mrs. Webb seconded the motion, and the motion carried.

Crestview Villas – Major Development – Final Plat Approval

***Property Location:* accessed from St. Charles Place, surrounded by Unit 161/The Villages**

Sandy Duchart, Farner-Barley and Associates, Inc., representative for the applicant, was present.

Mrs. Webb explained the engineer of record will be submitting revised engineering plans for this subdivision, which may require the plat to be re-submitted.

Mrs. Webb made a motion to table this plat until a date to be determined. Mr. Shrewsbury seconded the motion, and the motion carried.

Grace Chapel – Medium Development – Conceptual Review for a Special Use Permit

***Property Location:* US 301, approximately ¼ miles north of CR 214 on the east side of the road.**

Reggie Caruthers, representative for the applicant, was present and requesting conceptual plan approval for a Special Use Permit.

Mrs. Webb stated she had no comments. Mr. Shrewsbury's comment consisted of applying for a public water system. Mr. Caruthers stated he would contact Mr. Steele at Environmental Health for the sampling requirements for a public water system. Mr. Shrewsbury explained the application process for the water system should take approximately 30 to 45 days. Mr. Parrett explained a driveway permit could be required from the Florida Department of Transportation (FDOT). Mr. Cornelius stated the application has been reviewed by FDOT and FDOT found the driveway to be acceptable.

Mrs. Webb made a motion to recommend approval to the Zoning and Adjustment Board (ZAB). Mr. Parrett seconded the motion, and the motion carried.

Village Park Center – Major Development – RPUD Master Plan Preliminary & Engineering Plan Review

***Property Location:* C-466, west of Glen Hallow Farms/The Villages**

David Springstead, representative for the applicant, was present and requested approval for a Residential Planned Unit Development (RPUD) master plan, preliminary & engineering review, and a Chapter 163/Developer's Agreement.

Mr. Cornelius explained the most up-to-date traffic study was received on Friday, October 2, 2009, and the Lake-Sumter Metropolitan Planning Organization (MPO) was reviewing it and would have their comments to staff by October 7, 2009. Mr. Cornelius advised Mr. Springstead that staff would like to table this project until the October 12, 2009, Development Review Committee (DRC) meeting, due to the traffic study review; however, comments could be reviewed at this meeting.

Mrs. Webb's comments consisted of providing the actual square footage of uses (retail, office, and residential) in the permitted use chart (5.1 of the Chapter 163 Agreement) as shown on the site plan, showing the two new estate lots as proposed platted lots, explaining the purpose of the easement on the north property line where the estate homes and townhomes are adjacent to Water Retention Area (WRA) "E" and explaining if development will be allowed within it, explaining the types of activities located within the open spaces, providing a letter stating how previous comments were addressed, allocating the development summary by phases, providing the side and rear setbacks for lot types, removing the portion of building "C" which is shown in the right-of-way, explaining why road "J" does not have an actual road name, explaining if a wall will be constructed between the units adjacent to WRA "B" and NE 62nd Terrace as they are adjacent to the right-of-way, item 10.6.1 of the Chapter 163 Agreement should be left blank and input at the time of final plan approval, adding the following statement within the Chapter 163 Agreement "No residential structure within the residential areas shall exceed 35' in height.", noting the project will require re-platting. Mrs. Webb stated Volkert Engineering's previous comments have been addressed; however, the revised drainage calculations referenced in their previous review has not been submitted. Mr. Cornelius stated Mr. McAteer, County Attorney, is reviewing the Chapter 163 Agreement. Mr. Shrewsbury stated he had no comments. Mr. Parrett stated Public Works is waiting for the Lake-Sumter MPO comments before making any additional comments. Mr. Cornelius stated a condition needs to be added to the Chapter 163 Agreement that when a traffic signal is warranted at the entrance of the project on C-466, the applicant will be responsible for installation of the traffic signal.

Mrs. Webb made a motion to table this project until the October 12, 2009, DRC meeting. Mr. Parrett seconded the motion, and the motion carried.

Mr. Parrett made a motion to adjourn the meeting. Mrs. Webb seconded the motion, and the motion carried.

Meeting adjourned at 2:25 p.m.